

Rec'd: 12/19/23
Fee Rec'd: \$400

**ALEXANDRIA TOWNSHIP
CONDITIONAL USE APPLICATION**

Name of Applicant Caliber Buildings LLC Alan Schlangen Phone (320) 760-1717

Property Address (E911#) 3206 W Lake Jessie Dr SE, Alexandria, MN 56308

Mailing Address 3211 W Lake Jessie DR SE Email: alan@caliberbuildings.com
(if different than above)

City, State, Zip Alexandria, MN 56308

Applicant is:	Title Holder of Property : (if other than applicant)
Legal Owner ()	<u>Thomas Wosepka</u>
Contract Buyer ()	(Name)
Option Holder ()	<u>3211 W Lake Jessie DR SE</u>
Agent ()	(Address)
Other <u>Contractor</u>	<u>Alexandria, MN 56308</u>
	(City, State, Zip)

Property ID # (9 digit # on Tax Statement) 03-2172-510

Full legal description of property involved in this request, including total acreage (required – attach separate sheet if necessary):

34-128-37-NE Wosepka Acres

Zoning District Residential Shoreland, Lake Name (if applicable) Jessie Lake

*** By signing, the applicant or agent hereby makes application for a permit to construct as herein specified, agreeing to do all such work in strict accordance with all Alexandria Township and other applicable ordinances or federal and state laws. Applicant or agent agrees that site plan, sketches, and other attachments submitted herewith and which are approved by the Alexandria Township Zoning Administrator are true and accurate, and shall become part of the permit. Applicant or agent agrees that, in making said application for a permit, applicant grants permission to Alexandria Township's designated zoning or building inspection officials, at reasonable times during the application process and thereafter, to enter applicant's premises covered by said permit, to determine the feasibility of granting said permit or for compliance of that permit with any applicable township, state, or federal ordinances or statutes. Applicant or agent understands that it is applicant's sole responsibility to contact any other federal, state, county or local agencies to make sure applicant has complied with all relevant Municipal, State, Federal or other applicable laws concerning applicant's project described above**

Signature of Applicant*: <u>Alan Schlangen</u>	Date: <u>12/19/23</u>
Signature of Title Holder*: <u>Thomas Wosepka</u>	Date: <u>12/19/23</u>

What are you proposing for the property? State nature of request in detail (attach separate sheet if necessary):

40'x100'-14' building. 40'x40' living area with 40'x60' garage area. Living area will be 2 levels and the garage 1 level.
The building will have frost footings with 2x6 stud wall construction with steel panels on the outside. Living area to
gypsum walls and the garage to have liner steel inside.

What changes (if any) are you proposing to make to this site?

Building: 40'x100'-14' Building. Height to peak will be 25'-0"

Landscaping: Grading for building

Parking/Signs: No

Pursuant to the Alexandria Township Zoning Ordinance, Section VI.G.1, the applicant should be prepared at the public hearing to discuss the following issues by explaining how the proposed Conditional Use will cause no significant adverse effects.

Please complete all of the following questions to the best of your ability (some questions may not apply, depending on the nature of your request):

1. Describe the impact of the proposed use on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area. If there is no impact, explain why.

Should not impact anything except utilities. Will be used as a storage garage and place for bow hunting.

2. Describe the impact of the proposed use on adjacent agricultural or residentially zoned or used land. Describe how the use will be sufficiently compatible or separated by distance or screening so that existing homes will not be depreciated in value and so that there will be no deterrence to development of vacant land. If there is no impact, explain why.

Should not impact the existing homes being there will be trees on the South side of the building and also the trees on the North side of the building. Only view will be from the road and we are setting in back 80 ft so just the front should be seen.

3. Describe whether the structure and site will have an appearance that would have an adverse effect upon adjacent residential properties. If there is no impact, explain why.

This will be a nice looking building with colored steel. This should look like a nice building behind the lift station.

4. Describe how the proposed use will be reasonably related to the overall needs of the Township and to the existing land use.

This will provide use for this peice of property by allowing someone to use the natural tree cover for bow hunting.

5. Describe how the proposed use will be consistent with the purposes of the Zoning Ordinance and the purposes of the zoning district in which the use would be located.

This building will be both living area and garage which should fit into the zoning district.

6. Discuss how the proposed use will be in conformance with the Comprehensive Plan of the Township.

The building should be in conformance with the idea of keeping the area looking nice and fitting in with the neighbors. Also the trees on each side will keep visibility low and blend the building into this property.

7. Discuss whether the proposed use will create a traffic hazard or congestion. If there is no impact, explain why.

This is not a business and only used part time, there will be no added traffic.

If in Shoreland Areas, please complete all of the following questions:

1. Describe how soil erosion or other possible pollution of public waters will be prevented, both during and after construction.

Compost logs on the North side of the property will keep any erosion from impacting the lake. This lot in on the backside of the road.

2. Describe how the visibility of structures and other facilities as viewed from public waters will be limited.

This building will not be able to be seen from the water. This is on the opposite side of the road from the lake.

3. Discuss whether the site is adequate for water supply and on-site sewage treatment. Describe why.

This lot is large enough (6.9 acers) for a well and we will be hooking into city sewer.

4. Discuss whether the types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercraft. Explain why.

This will not be adding any extra watercraft to the public waters. This is the storage area for the lot he already owns on the lake.

Application/File # _____

Date Application Rec'd: **12/6/2023**

Fee Collected _____

(for office use only)

Clearing/Grading/Drainage Application

Alexandria Township MN

Site Address (E-911#):	E911 Address Needed?	Parcel Number:
3206 W Lake Jessie DR SE 3211 W Lake Jessie DR SE, Alexandria, MN 56308	No	03-2172-510

Legal Description (Lot, Block & Subdivision Name or attach full legal description):

Wosepka Acres
34 128 37 NE

Nearest Lake (if within 1,000 ft): Lake Jessie	Nearest River (if within 300 ft): None
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Primary Property Owner Info:

Name: Thomas Wosepka		
Mailing Address: 3211 W Lake Jessie Dr SE		
City: Alexandria	State: Minnesota	Zip Code: 56308
Preferred Phone: (320) 219-0100	Secondary Phone:	Email: tom.wosepka@douglas-machine.com

Primary Applicant Info:

Name: Caliber Buildings LLC Alan Schlangen		
Mailing Address: 5705 West Mill Lake Road SW		
City: Farwell	State: Minnesota	Zip Code: 56327
Preferred Phone: (320) 760-1717	Secondary Phone:	Email: alan@caliberbuildings.com
Applicant Is: Owners Agent/Contractor		

Other Applicants (if applicable):

Other Property Owners (if applicable):

Scenario 1: Low Demand (Low Demand)	Scenario 2: High Demand (High Demand)

Contractors:

Type	Company Name/Main Contact	Phone	Email
General Contractor Excavator	Claiber Buildings LLC Alan Schlangen Hvezda Excavating and Gravel	(320) 760-1717 (320) 760-4081	alan@caliberbuildings.com

Describe the Proposed Improvement/Project (generally describe all construction/grading/alteration work to be completed):

Type of Project: Dwelling with garage. 40'x40' Living area with second level and a 40'x60' heated garage.	Structure Type: Frost footing with stick built building.	<u>Additional Structure Details:</u> None	<u>Accessory Building Details:</u> None <u>Building Elevation Details:</u> 40'x100'-14' () Height to peak is 25'-0"
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Lead removal required? No	Lead removal performed by:	Lead Abatement License Number:
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Parcel/Lot Information (or attach any previous surveys/scaled drawings of lot dimensions):

Parcel Size (sq ft or acres): 6.9 ac	Width of lot at road and rear/shoreline: 115 / 850	Depth of Lot at sides: 416
Road frontage is: Township/City Road		
Zoning District: Residential Shoreland		

Related Variance, Conditional/Interim Use, or Other Special Approval (if applicable – attach documentation):

Granted on (date):

Grading/Lot Preparation

Project will involve grading/reshaping: Yes, level area for 40'x100' building. Raise front end.	Within 200 ft of lake/river/wetland? No	Disturbed areas stabilized within 24 hrs? Yes
Purpose of Alteration: Ready lot for 40'x100' dwelling and garage for next spring.		
Amount of soil to be disturbed/exposed temporarily to erosion: .45 Acre	Detailed dimensions/amount: .45 Acre 100'x200' area to me grade, about 20,000 SQFT	
Amount of material to be moved/filled: About 300 yards	Detailed calculation/amount: about 300 yards 40'x100' at 2'-0" dept, about 8,000 cubic feet	
Amount of above material that is erodible: (i.e. Class 5 gravel, topsoil, fill soil, etc.): 300 yards		Amount of above material that is non-erodible (i.e. boulders, retaining wall block, landscape rock): None
Will project direct more water/runoff to a neighboring property, a public right of way or water body than occurred prior to the project? No	Will the project result in portions of the lot being raised or lowered? Yes, North part of the lot will be raised and the South side will be lowered.	How much will the elevation be raised or lowered? The height to level the pad area would be about 2'-0" higher on the road end of the building.
Describe plan to prevent damage or harm to neighboring property, right of way or water body from project: Compost logs at North side lot to prevent runoff and a 3:1 slope from pad to exisitng grade, plant grass on exposed black dirt.		
Describe Temporary Erosion Control Measures to be implemented (check all that apply, identify where on site plan): Compost logs at North side lot to prevent runoff and a 3:1 slope from pad to exisiting grade. Mulch if necessary. (See site plan)		
Describe how vegetation will be re-established (check all that apply): Seed grass when done.		

Type of Improvement(s):

Proposed Structure Information (enter each new structure as applicable):

<u>Proposed Structure #1</u>			<u>Proposed Structure #2</u>			<u>Proposed Structure #3</u>		
Type of Structure: Stud Frame	Use: Dwelling and Garage		Type of Structure:	Use:		Type of Structure:	Use:	
Framing: 2x6 16" O.C. stud wall	Foundation: IFC foundation wall		Framing:	Foundation:		Framing:	Foundation:	
# of Stories above bsmnt	Footprint 40'x100'-14'	Roof Pitch 6/12 Roof Slope	# of Stories above bsmnt	Footprint	Roof Pitch	# of Stories above bsmnt	Footprint	Roof Pitch
Dwelling 2 Levels Garage 1 Level	# Baths 1 Bath	Eave Width 24" Eaves	# Bedrooms	# Baths	Eave Width		# Baths	Eave Width

# Bedrooms				# Bedrooms			
None							
Electric in Structure?		Plumbing in Structure?		Electric in Structure?		Plumbing in Structure?	
Yes		Yes					
Estimated Cost:		Materials: Labor:		Estimated Cost:		Materials: Labor:	
		Total: \$0.00				Total: \$0.00	

Sewage Treatment:

Hookup to City Sewer

Lot Coverage Calculations (Building coverage on residential parcels is limited – 15% in all zoning districts except 50% in commercial/industrial districts. Total impervious coverage in all residential/agricultural districts is limited to 25%.)

Total Lot Size =

Total Impervious Coverage (Total Impervious / Total Lot Size) * 100 = 2.2 %

40'x100' Building & 30'x80' Driveway= Total .15 Acre6.9 Acre Lot size2.2 %

Please include any other comments pertinent to your request/project (that has not already been covered previously):
see site plans

Signature of Applicant*: *Alan Schlagen*

Date: 12/07/23

Signature of Title Holder*:

Date:

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ArcGIS Web Map



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DNR ID Water

City-Township

Parcels

Sections

Center Section Number

E911 Address

Railroad

State

County Paved

County Gravel

Municipal State Aid

Township Paved

Township Gravel

City

Private

Minimum Maintenance

Red: Red

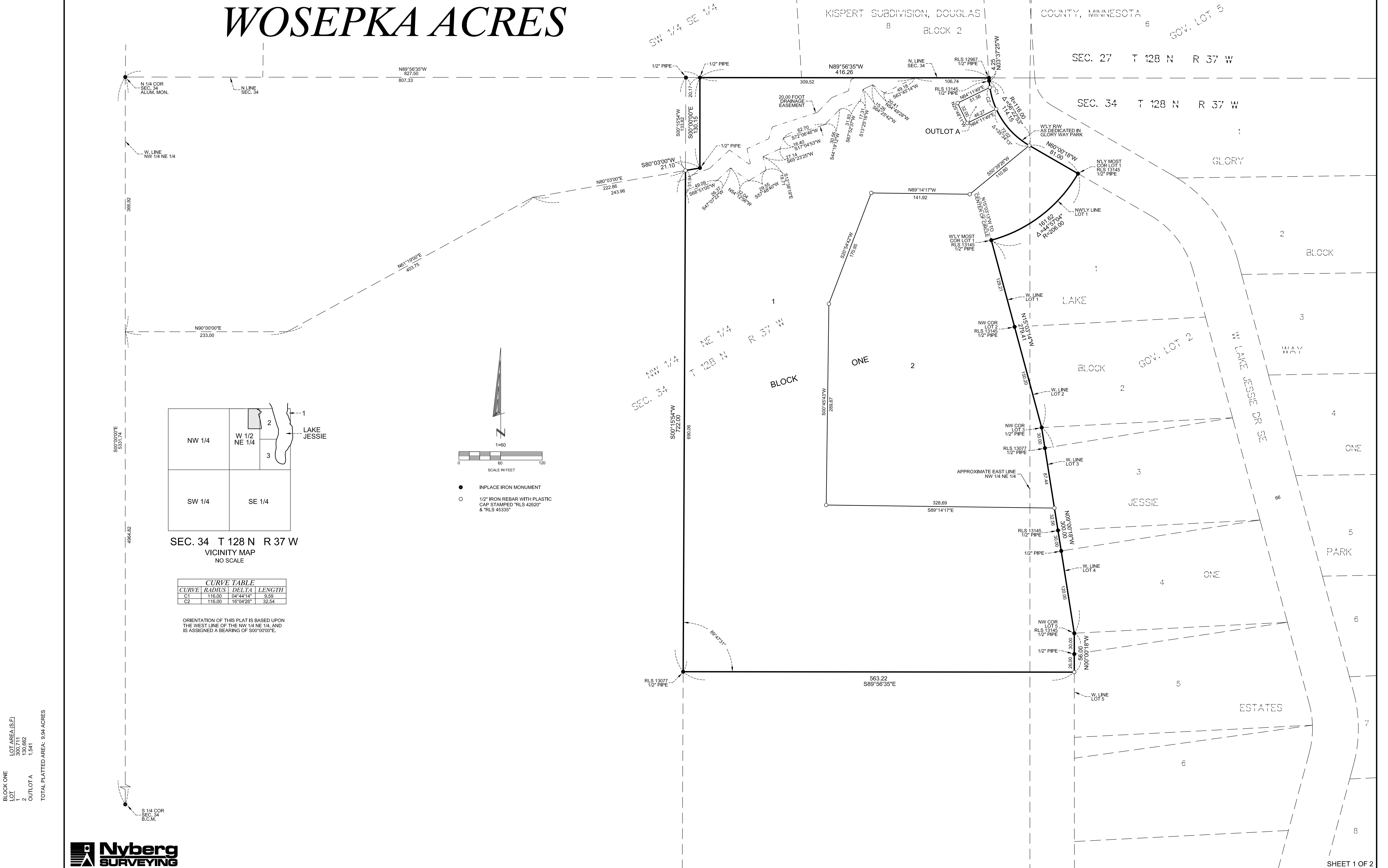
Green: Green

Blue: Blue

Douglas County Survey & GIS

ArcGIS Web AppBuilder
Douglas County, MN GIS, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, USFWS | Pictometry, Douglas County MN | Douglas County, Pictometry | Douglas County Survey & GIS |

WOSEPKA ACRES



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(FILE NO. 10768-PLAT)

ArcGIS Web Map



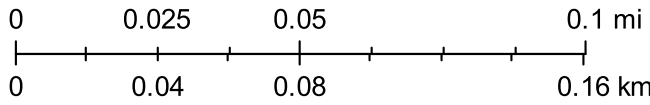
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|-----------------------|---------------------|
| DNR ID Water | City |
| City-Township | Private |
| Parcels | Minimum Maintenance |
| Sections | Red: Red |
| Center Section Number | Green: Green |
| E911 Address | Blue: Blue |
| Railroad | |

Roads

- | |
|---------------------|
| State |
| County Paved |
| County Gravel |
| Municipal State Aid |
| Township Paved |
| Township Gravel |



Douglas County Survey & GIS

ArcGIS Web Map



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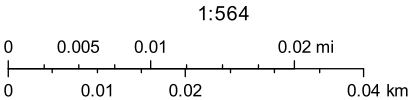
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|-----------------------|---------------|---------------------|
| DNR ID Water | E911 Address | Municipal State Aid |
| City-Township | Railroad | Township Paved |
| Parcels | Roads | Township Gravel |
| Dimensions | State | City |
| Sections | County Paved | Private |
| Center Section Number | County Gravel | Minimum Maintenance |

- | |
|--------------|
| Red: Red |
| Green: Green |
| Blue: Blue |

Tom & Kelly Wosepka
3211 W Lake Jessie Dr SE
Alexandria, MN 56308
(320) 219-0100

Caliber Buildings LLC
5705 West Mill Lake Road SW
Farwell, MN 56327
(320) 760-1717

Hvezda Excavating and Gravel
5228 County Road 21SW
Alexandria, MN 56308
(320) 760-4081



Douglas County Survey & GIS